

Planning and Zoning Commission Regular Meeting

December 14, 2005

1. CALL SESSION TO ORDER

The December 14, 2005 Special Called Meeting of the Planning and Zoning Commission was held in the Council Chambers of the City Hall of Round Rock located at 221 East Main Street. With a quorum present, Vice Chairman Drapes called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present for roll call were Vice Chairman Peter Drapes, Commissioners Dale Austin, Russ Boles, David Pavliska, Larry Quick, and Ray Thibodaux. Also present were Jim Stendebach, Director of Planning, James Hemenes, Park Planner, Charlie Crossfield, Sheets & Crossfield, and Amy Swaim, Administrative Technician.

3. ZONING AND PLATTING: PUBLIC HEARING / DISPOSITION

3.A. Consider public testimony concerning the request filed by Alice Mae Adams to rezone the property at 504 N. Mays, consisting of 0.3505 acres of land, more or less, being part of that certain tract of land described as part of the Anderson Addition, an unrecorded subdivision to the Town of Round Rock and being part of the East 150 feet of Block 15 of said unrecorded subdivision, Williamson County, Texas, from C-1 (General Commercial with Historic Overlay) District to C-1 (General Commercial) District, application no. 2005-028-ZC.

Mr. Stendebach indicated the subject property was formerly the site of Adams Garage. He stated the garage was torn down, and the applicant is requesting a permit to demolish the remainder of the building. Mr. Stendebach indicated the Historic Preservation Commission is recommending that the historic designation be removed from this site in order to allow the site to be developed.

Vice Chairman Drapes opened the public hearing. Seeing no one, the hearing was closed.

3.B. Consider a recommendation to rezone the property at 504 N. Mays from C-1 (General Commercial with Historic Overlay) District to C-1 (General Commercial) District, application no. 2005-028-ZC.

Mr. Pavliska asked if the gas tanks have been removed.

Mr. Stendebach replied yes.

Vice Chairman Drapes asked if there has been legitimate due process with this property.

Mr. Stendebach stated yes, explaining that the applicant went before the Historic Preservation Commission and followed due process.

Motion: Motion by Commissioner Austin, second by Commissioner Thibodaux to approve a recommendation to rezone the property at 504 N. Mays from C-1 (General Commercial with Historic Overlay) District to C-1 (General Commercial) District.

Vote: AYE: Commissioners Austin, Thibodaux, Pavliska, Boles, Quick, and Vice Chairman Drapes. The vote was 6-0. The motion carried.

3.C. Consider public testimony concerning the request filed by Spiro Karamalegos to zone 2.602 acres of land, more or less, out of the 0.488 acre tract, more or less, out of the Socrates Darling Survey, Abstract No. 232, in Travis County; and a 2.114 acre tract, more or less, out of the Socrates Darling Survey, Abstract No. 876 and Memucan Hunt Survey, Abstract No. 314, Williamson County, Texas, C-1 (General Commercial) District, application no. 2005-031-ZC.

Mr. Stendebach stated the subject site fronts State Highway 45 between Greenlawn and IH-35. He indicated that the project came before the Commission on July, 2003 and at which time the Commission recommended in favor of the original C-1 zoning request. The applicant at that time did not follow through with a city council action. Since over two years has passed and some of the adjacent property owners have changed staff decided to ask for a new recommendation. Mr. Stendebach stated it makes sense to zone this site C-1 (General Commercial) because the existing surrounding parcels are all zoned C-1.

Vice Chairman Drapes opened the hearing. Seeing no one, the hearing was closed.

3.D. Consider a recommendation to zone 2.602 acres of land to C-1 (General Commercial) District, application no. 2005-031-ZC.

Motion: Motion by Commissioner Pavliska, second by Commissioner Quick to approve a recommendation to zone 2.602 acres of land to C-1 (General Commercial) District.

Vote: AYE: Commissioners Pavliska, Quick, Thibodaux, Boles, Austin, and Vice Chairman Drapes. The vote was 6-0. The motion carried.

3.E. Consider public testimony concerning the request filed by Today PRA Hickerson, L.P., to amend PUD 56 (Planned Unit Development) District, consisting of 9.16 acres of land, more or less, described as Randall's Town Centre Section 2, Williamson County, Texas, application no. 2005-030-ZC.

Mr. Stendebach stated this is a request to amend the PUD that is currently in place in order to allow two changes: the first being to change the phasing of the construction of the second half of the Town Centre at the entrance. He indicated it was previously stated that they could not begin the second phase of the town house development prior to completing the second half of the Town Centre structure. Mr. Stendebach stated Staff believes the town house development will assist in putting people in that area, which in turn would support the completion of the Town Centre structure. He indicated the developer is presently having a hard time leasing out spaces. Mr. Stendebach stated the second change deals with the fact that the original PUD allowed a single access driveway to A.W. Grimes; however, they have since subdivided the development into five lots as opposed to the original 4. He indicated the request for two driveway cuts would allow a common drive between lots 1 and 2, a common drive between lots 3 and 4, and access to lot 5 from a side street. Mr. Stendebach stated the proposal has been reviewed by the Traffic Department, and Staff feels as though it is an appropriate amendment. He indicated Staff recommends approval of the proposed amendments.

Vice Chairman Drapes opened the hearing. Seeing no one, the hearing was closed.

3.F. Consider a recommendation to amend PUD 56 (Planned Unit Development) District, application no. 2005-030-ZC.

Commissioner Boles asked for clarification regarding the status of A.W. Grimes Blvd.

Mr. Stendebach indicated it is currently under construction from the other side with anticipation that the final permits will be obtained from the Railroad shortly.

Commissioner Boles stated he agrees with Staff's recommendation to approve the proposed amendments.

Mr. Stendebach explained that Staff has retained the requirement that the last four pad sites cannot be developed until the Town Centre is complete.

Commissioner Quick stated his main concern in allowing two curb cuts is the eventual access to the town home parcel behind Town Centre Drive and the cut-through traffic it could possibly generate.

Mr. Stendebach indicated such concern can be addressed at site plan review, adding he is sure the Traffic engineer will have the same concern.

Motion: Motion by Commissioner Boles, second by Commissioner Pavliska to approve a recommendation to amend PUD 56 (Planned Unit Development) District.

Vote: AYE: Commissioners Boles, Pavliska, Quick, Thibodaux, Austin, and Vice Chairman Drapes. The vote was 6-0. The motion carried.

3.G. Consider public testimony concerning the request filed by TRK Investments, LLC, to rezone 4.384 acres of land, more or less, described as Crystal Park Subdivision, Lot 1D, Block E, of the Amending Plat of Lots 1-B-1 and 1-B-2, Block E, of the Replat of Lot 1B of the Amending Plat of the Replat of Crystal Park, Block E, Lot 1; and Lot 1-B-3, Crystal Park, Block E, Lot 1, Amended Replat (Lot 1B Replat), Block E, Williamson County, Texas, from LI (Light Industrial) District to PUD 67 (Planned Unit Development) District, application no. 2005-029-ZC.

Mr. Stendebach stated this particular site is one of the last parcels along Old Settlers Boulevard and is adjacent to a major industrial user to the east and a veterinary clinic to the west. He indicated Staff was concerned with finding a use that would be an appropriate transition between those two uses. Mr. Stendebach stated there have been negotiations with the industrial user to ensure that the proposed uses would be acceptable to them. He indicated the proposed uses are extremely restrictive and include only allowing one-story professional or medical office buildings consisting of stone or brick construction; allowing only monument signs; and allowing underground utility services.

Vice Chairman Drapes opened the hearing. Seeing no one, the hearing was closed.

3.H. Consider a recommendation to rezone 4.384 acres of land from LI (Light Industrial) District to PUD 67 (Planned Unit Development) District, application no. 2005-029-ZC.

Commissioner Boles asked if the uses are limited to professional office and medical.

Mr. Stendebach replied yes, adding veterinary has been excluded as a use for this particular parcel.

Commissioner Quick asked why the building height was being limited to one-story.

Mr. Stendebach stated restricting the building height to one-story was part of the negotiations with the surrounding property owners.

Commissioner Pavliska indicated an existing building located to the west of the subject site appears to be two-story but in fact is only one-story.

Commissioner Quick asked if it would be possible to allow two-story buildings if a setback were in place, while allowing only one-story buildings to be immediately adjacent to the surrounding properties. He indicated the subject site is located along one of the City's major arterials.

Mr. Stendebach stated the developer only wants to build one-story structure, and the property owner to the east was very concerned about maintaining the quality of the area given the fact that their corporate office is located there.

Vice Chairman Drapes asked why this parcel could not be moved into a different zoning category and if rezoning it to a PUD was necessary.

Mr. Stendebach indicated because medical offices are not allowed in a straight OF (Office) District and because there were some additional setback requirements, rezoning to a PUD appears to be the best solution.

Motion: Motion by Commissioner Quick, second by Commissioner Pavliska to approve a recommendation to rezone 4.384 acres of land from LI (Light Industrial) District to PUD 67 (Planned Unit Development) District.

Vote: AYE: Commissioners Quick, Pavliska, Thibodaux, Austin, Boles, and Vice Chairman Drapes. The vote was 6-0. The motion carried.

3.I. Consider public testimony concerning the request filed by the City of Round Rock to zone 75.074 acres of land, more or less, out of the Willis Donaho Survey, Abstract No. 273, Williamson County, Texas, OS (Open Space) District, application no. 2005-14-ZC.

Mr. Stendebach stated the City of Round Rock has acquired this 75-acre parcel of land in order to be added to Old Settlers Park at Palm Valley. He indicated Staff recommends in favor of the OS (Open Space) zoning.

Curtis Shoemaker, 1 Brenda Lane, indicated his property is adjacent to the subject site. Mr. Shoemaker asked what uses will be allowed by designating the site Open Space.

Mr. Stendebach stated it will be used as an extension of the park and will likely be used as sports fields.

Mr. Hemenes indicated the City has recently begun campaigning Round Rock as "The Sports Capital of Texas", and in doing so, they have put together The Sports Capital of Texas Plan for Improvements, which includes the following uses: currently in place - expansion of baseball and softball fields; tennis, basketball, volleyball, soccer and football expansions, as well as parking and an enhanced maintenance facility; and a master plan for the aquatic facility, which is currently under construction. Included in the subject 75-acre site will be a dog park, a cricket field, a BMX /skate park, and a kick-ball facility.

Mr. Shoemaker indicated he is also concerned with screening and lighting.

Mr. Stendebach stated the zoning ordinance contains screening and lighting provisions that protect adjacent residential uses.

Vice Chairman Drapes explained that at this point, they are designating land use for this site. He indicated development will follow a very formal process, and the Commission always recommends that the land developer communicate with the surrounding residents in order to develop something that works for all parties involved. Vice Chairman Drapes asked if residents would be noticed at each stage of development.

Mr. Stendebach stated residents will not receive public notice, but if they wish to be notified as things progress, they should make a request to the Planning Department.

Michael Smith, 3435 Kiphen Road, indicated he owns two lots at the corner of Kiphen Rd. where the 50-FT easement begins. Mr. Smith asked if public access would be located in that particular area.

Mr. Hemenes stated it would not be used as public access in its current state; however, there is a proposed transportation project for that area.

Mr. Smith asked if any public access would be granted next to his property.

Mr. Hemenes replied no, adding that the arterial actually comes away from the property. He indicated as part of that arterial project, there will be an 8-FT tall, landscaped grass berm installed between the roadway and those properties. Mr. Hemenes stated with

the berm and the roadway, there is easily a 200-FT separation between what will eventually be the parking line of the park and the back fences.

Ralph Remmert, 15 Brenda Lane, indicated he has cattle on property adjacent to the subject site and is concerned with public access in the area.

Mr. Hemenes stated all public access will occur through the park and should not impact Mr. Remmert's property.

Vice Chairman Drapes closed the hearing.

3.J. Consider a recommendation to zone 75.074 acres of land OS (Open Space) District, application no. 2005-14-ZC.

Commissioner Pavliska asked for clarification regarding the progress of the aquatic center.

Mr. Hemenes stated the aquatic center is scheduled to be completed by May, 2006.

Commissioner Pavliska asked if an additional trail system would be implemented through the park.

Mr. Hemenes stated they have included a loop trail system in the plans.

Commissioner Boles asked if there are any plans to go to the voters for bonds for cricket fields or kickball fields.

Mr. Hemenes indicated he is unaware of any future bond issues.

Mr. Thibodaux asked if the city owns the 50-FT easement.

Mr. Hemenes stated it is his understanding that the city owns it. He explained that the 50-FT easement is legal frontage for that lot, but access will be closed to Seeing no one, the at that point.

Mr. Thibodaux asked if the City would have access to that lot.

Mr. Hemenes replied yes, but noted that the City will also access through the park.

Mr. Thibodaux indicated he is concerned for the resident who has cattle grazing on the adjacent property.

Mr. Hemenes stated he does not anticipate access in that area.

Mr. Crossfield indicated a legal lot must touch on a road, which is why this 50-FT easement exists.

Motion: Motion by Commissioner Pavliska, second by Commissioner Austin to approve a recommendation to zone 75.074 acres of land OS (Open Space) District.

Vote: AYE: Commissioners Pavliska, Austin, Boles, Thibodaux, Quick, and Vice Chairman Drapes. The vote was 6-0. The motion carried.

13. ADJOURN

There being no further discussion, the meeting adjourned at 7:35 p.m.

Respectfully Submitted,

Amy Swaim

Administrative Technician